

GENERAL SITE NOTES:

1) LOT INFORMATION:
PHYSICAL ADDRESS: 624 WEST STREET
TAX MAP: 18, LOT: 79
ZONING: 906 MODIFIED MIXED BUSINESS/RESIDENTIAL DISTRICT
LOT AREA: 1.03 ACRES
LOT COVERAGE: .39 ACRES (38.65%)
DEEDS: BOOK 73, PAGE 562
BOOK 397, PAGE 373
BOOK 527, PAGE 158
BOOK 5122, PAGE 161
BOOK 5520, PAGE 132

2) OWNER & APPLICANT: TOWN OF ROCKPORT
101 MAIN STREET
ROCKPORT, ME 04856

3) ENGINEER & SURVEYOR:
GARTLEY & DORSKY ENGINEERING & SURVEYING INC.
59 UNION STREET UNIT 1, P.O. BOX 1031, CAMDEN, ME, 04843
(207) 236-4365

4) USE: (EXISTING) MUNICIPAL - ALLOWED WITH PLANNING BOARD APPROVAL
(PROPOSED) MUNICIPAL

5) DISTANCE TO NEAREST FIRE HYDRANT: ±145'

ZONE 906 SETBACKS AND BULK STANDARDS	
LOT AREA (MIN. LOT SIZE)	20,000 S.F.
LOT COVERAGE (MAX.)	NOT APPLICABLE FOR MUNICIPAL BUILDINGS
BUILDING COVERAGE	NOT APPLICABLE
BUILDING SIZE (MAX.)	NOT APPLICABLE
BUILDING HEIGHT	34 FEET
MINIMUM FRONTAGE	75 FEET
MINIMUM SIDE/REAR SETBACK	15 FEET.
MINIMUM DRIVEWAY SETBACK	10 FEET
MINIMUM FRONT YARD SETBACK (RTE. 17 & RTE. 90)	35' FROM EDGE OF PAVEMENT
USE (EXISTING & PROPOSED)	MUNICIPAL (ALLOWED WITH PLANNING BOARD REVIEW)

LEGEND	
	PROPERTY LINE PER PLAN REFERENCE #1; SEE NOTE #1
	APPROXIMATE PROPERTY LINE
	SETBACK
	IRON ROD FOUND
	SPOT ELEVATION
	UTILITY POLE
	GUY ANCHOR
	OVERHEAD UTILITY LINE
	ELECTRIC METER
	CATCH BASIN
	GUARDRAIL
	POST
	CONIFEROUS TREE
	DECIDUOUS TREE
	VEGETATION
	SIGN
	EXISTING FIRE HYDRANT
	WATER VALVE
	EXISTING WATER LINE (APPROX.)
	BUILDING SETBACK
	PROPOSED CONTOUR
	PROPOSED UNDERDRAIN
	PROPOSED UNDERGROUND UTILITIES
	PROPOSED WATER LINE
	PROPOSED SANITARY FORCE MAIN

SURVEYOR'S NOTES:

1) THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE BASED ON PLAN REFERENCE #1.

2) THIS PLAN IS ORIENTED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY.

3) ELEVATIONS ARE REFERENCED TO NAVD 1983 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON OCTOBER 6, 2021 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEYS ONLINE POSITIONING USER SERVICE (OPUS).

4) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED ON OCTOBER 6, 2021.

5) OWNER INFORMATION IS TAKEN FROM THE TOWN OF ROCKPORT TAX COMMITMENT FOR THE 2020-2021 FISCAL YEAR AND PLAN REFERENCE #1.

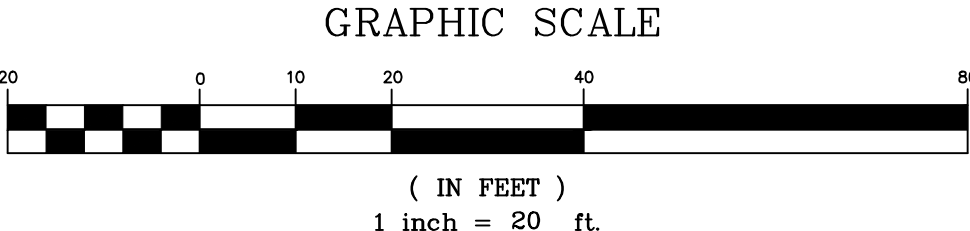
6) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS.

7) SITE FEATURES LOCATED NORTHERLY OF THE EXISTING FIRE STATION SHOWN HEREON ARE DEPICTED PER PLAN REFERENCE #1.

PLAN REFERENCES:

1) "BOUNDARY SURVEY & CONVEYANCE PLAN; TOWN OF ROCKPORT; WEST ROCKPORT FIRE STATION; 624 WEST STREET, ROCKPORT, KNOX COUNTY, MAINE", BY GARTLEY & DORSKY ENGINEERING & SURVEYING, DATED AUGUST 1, 2019.

TODD A. & KIMBERLY ANNE
SIMMONS
BOOK 5043, PAGE 109
TAX MAP 18, LOT 75



CLIENT/PROJECT:
TOWN OF ROCKPORT
WEST ROCKPORT FIRE STATION

SHEET TITLE:
SITE PLAN

LOCATION: 624 WEST STREET
TOWN: ROCKPORT COUNTY: KNOX STATE: MAINE

SCALE: 1:20
DATE: MARCH 2, 2022

DRAWN BY: LP/JAM
CHECKED BY: WTL

NO. REVISIONS DATE

Gartley & Dorsky
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165 Main Street Suite 2D P.O. Box 1072 Damariscotta, Maine 04543
Ph (207) 790-5005

PROJ. NO. 2015-126
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